

Application No. 7

Commission District 9 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Coral Reef Drive Land Development L.L.C./Juan J. Mayol, Jr., Esq.
Location:	North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue; the northern boundary is adjacent to the C100 canal
Total Acreage:	±8.9 Gross Acres (±7.83 Net Acres)
Current Land Use Plan Map Designation:	Low Density Residential (2.5 to 6 dwelling units per gross acre)
Requested Land Use Plan Map Designation:	Business and Office
Amendment Type:	Small-Scale
Existing Zoning/Site Condition:	AU, EU-1 & EU-M/northern portion - vacant, southern portion – Small Fry Nursery School

RECOMMENDATIONS

Staff: **ADOPT WITH CHANGE** to Office/Residential (August 25, 2006)

Redland Community Council: **TO BE DETERMINED**

Planning Advisory Board (PAB) acting as Local Planning Agency: **TO BE DETERMINED**

Board of County Commissioners: **TO BE DETERMINED**

Final Recommendation of PAB acting as Local Planning Agency: **TO BE DETERMINED**

Final Action of Board of County Commissioners: **TO BE DETERMINED**

Staff recommends: **ADOPTION WITH CHANGE** of the proposed small-scale Land Use Plan Map amendment based on the Staff Conclusions located at the end of this report and summarized below:

- The proposed amendment does not conform with Guidelines No. 1 and 4 the “Guidelines for Urban Form.” .
- Requested designation would not be compatible with the surrounding areas. The recommended Office/Residential designation would be compatible with the designations of the surrounding properties and their land uses.
- No need exists for additional commercial in the application area and site has limited access due its location.
- The proposed redesignation of “Business and Office” or the Department’s recommendation of “Office/Residential” are more supportive of transit ridership than the current designation of “Low Density Residential”.

STAFF ANALYSIS

Location and Land Use

The application site encompasses approximately 8.9 gross acres located on the north side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue, and bounded on the north by C-100 canal. (See Appendix A: Map Series). This canal forms a natural barrier between the site and the developed Estate Density Residential (1 to 2.5 dwelling units per gross acre (du/ac) neighborhood to the north. The application site contains a privately owned educational institution (Small Fry Nursery) at the southern portion, which is currently in operation. The rest of the site is vacant. The current Land Use Plan (LUP) map designation is Low Density Residential, which allows 2.5 to 6 (du/ac). (See Appendix A: Map Series). Under the current land use designation, the site could be developed with a maximum of 53 dwelling units (du). The proposed Business and Office designation could potentially be developed with a maximum of 115 du under one scenario or 136,429 square feet (sf) of retail commercial under a second scenario resulting in 341 employees or 170,537 sf of office with 578 employees under a third scenario.

The middle portion of the site, up to the C-100, is currently zoned EU-1, which allows one estate single-family homes at 1 du/ac. The northwestern most portion of the site is zoned AU, which allows agricultural single-family residential homes at 1du/5ac. The northeastern most portion is zoned EU-M (Estate Modified 1), which allows 1du per a modified net lot size of approximately 15,000 sf. (See Appendix B: Current Zoning Map)

Adjacent Land Use and Zoning

Directly north and northeast of the application site, across the C-100 canal, are detached single-family homes on modified average lot sizes of approximately 15,000 sf each. These areas are currently designated Estate Density Residential and zoned EU-M. Northwest of the site is the Coral Reef Nursing Home located in an area designated Low Density Residential (2.5 to 6 du/ac) and zoned RU-1, which allows one single-family home on a 7,500 sf net lot size. Properties to the west (zoned AU and designated Low Density Residential) and east (across SW 97 Avenue, zoned EU-M and designated Office Residential) of the application site are vacant with overgrown vegetation. The property to the south (across SW 152 Street) is an active Coral Reef Golf Course property with a current zoning of GU Interim, which by default allows an EU-2 density of one estate family home per 5 gross acres. This area is designated Parks and Recreation on the CDMP LUP map. (See Appendix A: Map Series).

Land Use and Zoning History

There is no relevant zoning history for the evaluation of this application site. However, the developed southern portion of the site (Small Fry Nursery) had received approval by

Resolution N0. Z-183-81, adopted on July 9, 1981, allowing (1) an unusual use to permit a day nursery and (2) a non-use variance of zoning regulations to permit an oversized sign. The owner of this developed property (the nursery) is not a party to the amendment application but has been notified by the applicant of the proposed redesignation, which would involve the nursery site. The applicant also owns the adjacent property, which is currently designated Office/Residential on the LUP map.

In late 2005, a zoning application from Coral Reef Drive Land Development, LLC (formerly known as Irwin Potash, et al) involving the construction of a bridge over the C-100 canal in order to extend the theoretical SW 97 Avenue to SW 152 Street was strongly opposed by the residential neighborhood across C-100 (north of the application site). The application was to “permit 1-way drives 12 feet in width instead of 14 feet” and to rezone the owner’s properties, excluding the nursery school property from AU, EU-1 and EU to PAD (Planned Area Development District). The rezoning was to allow construction of over 100 new dwelling units consisting of 87 townhouses and some single-family homes. The Redland Community Council (CC-14), by Resolution #CZAB143805, “denied with prejudice” the application on October 17, 2005. The Board of County Commissioners, on January 26, 2006, deferred action on the application indefinitely.

Supply and Demand

Residential Land Analysis

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 5.8) in 2006 was estimated to have a capacity for approximately 1,013 dwelling units, with about 64 percent of these units intended as single-family. The annual average residential demand in this Analysis Area is projected to increase from 66 units per year in the 2006-2010 period to 198 units in the 2020-2025 period. An analysis of the residential capacity by type of dwelling units shows absorption of single-family units occurring in 2016 and for multi-family in 2017 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2017.

The table below addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. This is a small-scale amendment requesting a change from Low density Residential to Business and Office for approximately 8.9 acres. If the amendment was approved and developed as residential, the multi-family depletion year will be extended beyond 2017.

RESIDENTIAL LAND SUPPLY/DEMAND ANALYSIS 2006 TO 2025

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI- FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2006	645	368	1,013
DEMAND 2006-2010	43	23	66
CAPACITY IN 2010	473	276	749
DEMAND 2010-2015	47	24	71
CAPACITY IN 2015	238	156	394
DEMAND 2015-2020	122	64	186
CAPACITY IN 2020	0	0	0
DEMAND 2020-2025	130	68	198
CAPACITY IN 2025	0	0	0
DEPLETION YEAR	2016	2017	2017

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on proposed population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2006.

Commercial Land Analysis

The Analysis Area for this application contained 9.6 acres of vacant land zoned or designated for commercial uses in the year 2006. The average annual absorption rate projected for the 2003-2025 period is 2.93 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercial zoned or designated land by 2009. In addition, its commercial acres per thousand persons ratio is below the County average for both 2015 and 2025 (See Table below).

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data

Analysis Area	Vacant Commercial Land 2006 (Acres)	Commercial Acres in Use 2004	Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2015	2025
MSA 5.8						
Total	9.6	117.5	2.93	2009	3.3	2.9

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, July 2006.

The trade area analysis is based on the location of the application, which is considered as the focal point of the trade area. At the minimum, the trade area for this application includes some land located in MSAs 5.7, 5.8, 6.2, 7.1 and 7.2. Analysis of the Trade Area, 4.0 miles around the proposed project, for this Application shows that there are 1,336.9 acres in existing commercial uses and 104.3 acres of vacant commercially zoned or designated land. Most of the vacant parcels are located to the south along US 1 and to the northwest of the proposed project (See Appendix A: Trade Area Analysis Map).

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

County Flood Criteria (NGVD)	+6.8 feet
Stormwater Management	5-year storm
Drainage Basin	C-100
Federal Flood Zone	AE
Hurricane Evacuation Zone	NO

Biological Conditions

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	NO
Natural Forest Communities	NO
Endangered Species Habitat	NO

Other Considerations

Within Wellfield Protection Area	NO
Archaeological/Historical Resources	Information Pending

Water and Sewer

Potable water service to the site is to be provided by an existing 36-inch water main along SW 97 Avenue and SW 52 Street. The source of water is the Miami-Dade Water and Sewer Department's (MDWASD) Alexander Orr Treatment Plant, which has a remaining available rated treatment plant capacity of 14.5 million gallons per day. The estimated water demand from this application, based on the worst-case scenario, is 28,750 gallons per day (gpd). Therefore, the water treatment plant has sufficient capacity to serve this application.

The estimated water flow figures generated above are used solely for the purpose of evaluating the impact of the proposed potential development on the level of service (LOS) of that water treatment facility serving the site and are not used for water supply planning purposes. If this application is approved, the change in land use will not result in an increased demand for water supply above that projected by the County's Water and Sewer Department through the year 2025 utilizing population projections approved by the County and the South Florida Water Management District. MDWASD is currently assembling alternative water supply projects that will be used to meet the future water supply demand of Miami-Dade County. It is anticipated that these projects will be identified and adopted into the CDMP 10-Year Water Supply Plan by March 2008.

Sanitary sewer service to the site is to be provided by an existing 12-inch force main along SW 152 Street and west of SW 97 Avenue. All impacted pump stations are operating within their mandated criteria. Treatment is provided at the Central District

Wastewater Treatment Plant, which has a remaining available capacity of approximately 20.82 million gpd. The estimated potential sewage flow demand of this application is 28,750 gpd. Therefore, the wastewater treatment plant has sufficient capacity to serve this application.

Solid Waste

This application site lies within the Department of Solid Waste Management's (DSWM) waste service area for garbage and trash collections. The closest DSWM facility serving Application No. 7 is the Richmond Heights Trash and Recycling Center (14050 Boggs Drive), which is approximately 3 miles away. The impact on collection services is minimal.

Parks

The nearest park site to this application is Rockdale Park, a Neighborhood Park of 3.2 acres, which is located at SW 146 Street and SW 93 Avenue, less than one mile northeast of the application site. Application No. 7 is located within Park Benefit District 2 (PBD 2), which has a surplus capacity of 639.57 acres when measured by the County concurrency level-of-service standard. Approval of this application would decrease available reserve capacity of PBD 2 by 0.40 acres to 639.17 acres.

Public Schools

Students generated by this application will attend those schools identified in the following table. This table also identifies the school's enrollment as of October 2005, the school's Florida Inventory of School Houses (FISH) Design Capacity, which includes permanent and relocatable student stations, and the school's FISH utilization percentage. Pursuant to the state-mandated Interlocal Agreement for Public School Facility Planning, between Miami-Dade County and the Miami-Dade County School Board, the school board and development community are required to collaborate where proposed development would result in an increase in the schools' FISH % utilization in excess of 115%.

This application, if approved, will increase the potential student population of the schools serving the application site by an additional 42 students. Approximately 22 of these additional students will attend Colonial Drive Elementary, increasing the FISH utilization from 78% to 83%; 10 students will attend Richmond Heights Middle, increasing the FISH utilization from 102% to 103%, and 14 students will attend Miami Killian Senior, with no increase to the FISH utilization at 150%. Therefore, neither the elementary nor the middle schools currently, or with the approval of this application, will exceed the 115% FISH design capacity threshold set by the Interlocal Agreement. The

FISH utilization at Miami Killian Senior will remain at 150%, if the application is approved. (See Table below).

School	2005 Enrollment*		FISH Capacity**	% FISH Utilization	
	Current	With Application		Current	With Application
Colonial Drive Elementary	358	380	460	78	83
Richmond Heights Middle	1,331	1,341	1,303	102	103
Miami Killian Senior High	3,829	3,842	2,561	150	150

* Enrollment as of: October 15, 2005

** FISH Capacity includes the total of permanent student stations and portable student stations

The following table outlines those relief schools that are currently being planned, designed or constructed.

School	Status	Projected
Classroom Addition at Miami Killian Senior High (875 student-stations)	Construction	2007 School Opening
State School "YYY-1" Miami Palmetto/Miami Killian Senior High schools relief (1,613 student stations)	Planning	2009 School Opening

No additional relief schools are currently proposed in the 5-Year Capital Plan for this application site.

Roadways

Existing Conditions

The roadways serving the application site include SW 152 Street (Coral Reef/SR 992), US 1 (South Dixie Highway) and SW 107 Avenue. The SW 152 Street roadway segments between SW 107 Avenue and the Homestead Extension of Florida's Turnpike (HEFT) and from US 1 to SW 107 Avenue are six and four lanes facilities, respectively. US 1, east of the application site, and the HEFT, west of the application site, provide accessibility to other portions of the county.

The Traffic Impact Analysis Table, below, shows the current operating levels of service (LOS) on US 1, SW 152 Street, and SW 107 Avenue in the vicinity of the application site. All these roadway segments are currently operating at the acceptable levels of service B, C, D and E+9%, above the adopted LOS D and E+20% standards. No roadway capacity improvements are programmed for these roadways in the County's 2007 Transportation Improvement Program (TIP) in fiscal years 2006-2011.

The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions without the application's impact, as of June 22, 2006 was performed. This evaluation, which considers reserved trips from approved developments not yet constructed and any programmed capacity improvements, predicts that all the roadway segments in the vicinity of the application site will operate at the acceptable LOS C, E and E+10%, above the adopted LOS D and E+20% standards applicable to these roadway segments.

CDMP Amendment (Commercial)

Traffic Impact Analysis on Roadways Serving the Amendment Site Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O.'s Trips	Conc. LOS w/o Amend.	Amendme nt Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
9968	US 1/ South Dixie Hwy	SW 136 St to SW 152 St	6 DV	E+20%	8300	5171	C	112	C	118	5401	C (04)
9728	SW 107 Ave	SW 152 to 186 St	2	D	1240	746	B	196	C	93	1035	C (04)
332	US 1/ South Dixie Hwy	SW 152 St to SW 186 St	6 DV	E+20%	8490	6083	D	756	E	53	6892	E (04)
1106	SW 152 St/ Coral Reef	US-1 to SW 107 Ave	4 DV	E+20%	3924	3576	E+9%	36	E+10%	235	3847	E+18% (04)
56	SW 152 St/ Coral Reef	SW 107 Ave to HEFT	6 DV	E+20%	5904	3608	C	90	C	167	3865	D (04)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of capacity (LOS E); Express Buss service within the Urban Infill Area and the Urban Development Boundary.

() Year traffic count was updated or LOS revised.

CDMP Amendment (Residential)

Traffic Impact Analysis on Roadways Serving the Amendment Site Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O.'s Trips	Conc. LOS w/o Amend.	Amendme nt Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
9968	US 1/ South Dixie Hwy	SW 136 St to SW 152 St	6 DV	E+20%	8300	5171	C	112	C	15	5298	C (04)
9728	SW 107 Ave	t	2	D	1240	746	B	196	C	13	955	C (04)
332	US 1/ South Dixie Hwy	SW 152 St to SW 186 St	6 DV	E+20%	8490	6083	D	756	E	5	6844	E (04)
1106	SW 152 St/ Coral Reef	US-1 to SW 107 Ave	4 DV	E+20%	3924	3576	E+9%	36	E+10%	31	3643	E+11% (04)
56	SW 152 St/ Coral Reef	SW 107 Ave to HEFT	6 DV	E+20%	5904	3608	C	90	C	23	3721	C (04)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of capacity (LOS E); Express Bus service within the Urban Infill Area and Urban Development Boundary

() Year traffic count was updated or LOS Revised.

Application Impact

Two development scenarios were analyzed for traffic impact under the requested CDMP land use designation (Business and Office). Scenario 1 assumes the application site developed with commercial use (136,429 sq. ft. retail). Scenario 2 assumes the application site developed with residential use (115 single-family attached dwelling units).

The table below identifies the estimated PM peak-hour trips expected to be generated for the proposed development scenarios under the requested CDMP designation, and compares it to the development that could occur under the existing CDMP land use designation. The estimated trip difference between the current and requested land use designations is an additional 434 PM peak-hour trips if the application site is developed with commercial use (scenario 1), and 6 additional PM peak-hour trips if developed with residential use (scenario 2).

Estimated Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations			
Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
7 (Scenario 1)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units/ 61	Business & Office Shopping Center 136, 429 sq. ft. 495 ¹	+434
7 (Scenario 2)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units 61	Business & Office - Residential Use Low-Medium Density Resid. (6 to 13 DUS/Acre) 115 Single Family Attached 67	+6

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade Public Works Department, July 2006.

Note: ¹ Includes pass-by trips adjustment factor, ITE Trip Generation, 7th Edition, 2003.

The concurrency evaluation with the application's impact, under the worst-case scenario (scenario 1), indicates that the concurrency LOS of SW 152 Street, between US 1 and SW 107 Avenue, will further deteriorate to LOS E+18%, but still above the adopted LOS E+20% standard applicable to this roadway segment. The other roadways in the vicinity of the application site are predicted to operate at acceptable concurrency levels of service.

Transit Service

The application site is currently served by Miami-Dade Transit (MDT) Metrobus Routes 52 and 252 (Coral Reef MAX). Route 252 provides feeder service to Dadeland South Metrorail station. The table below shows the existing service frequency for these routes in summary form.

Metrobus Route Service						
Route	Peak	Headways (in minutes)			Stop Locations	Type of Service
		Off-Peak	Saturday	Sunday		
52	30	40	40	40	SW 152 St. & SW 97 Ave. SW 152 St. & SW 98 Ave.	L
252	15	20	40	40	152 St. & SW 99 Ct.	L/F – Dadeland South Metrorail Station

Source: 2006 Transit Development Program, Miami-Dade Transit, May 2006.

Notes: L means local service route

F means feeder service route to Metrorail

Planned Improvements

Route 52 – Improve peak headways from 30 to 15 minutes. Include all night service, every 60 minutes, seven days a week and serve the Dadeland South, South Miami, and University Metrorail Stations.

Route 252 (Coral Reef MAX) – Operate weekday long trips to and from 162 Ave directly via SW 152 St., operating non-stop from SW 152 Ave. to SW 137 Ave. Extend SW 162 Avenue loop to evening service.

Other Planning Considerations

No covenant was submitted with this application as of July 28, 2006.

Appropriate Guidelines of Urban Form should be considered for this site. Below are the applicable guidelines as listed in the CDMP.

- Guideline 1- The section line roads should form the physical boundaries of neighborhoods.
- Guideline 4- Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.

In December 2005, the BCC adopted new mixed-use provisions pertaining to vertical mixed use into the text of the CDMP as noted below.

Vertical mixed-use development may be allowed within the Urban Development Boundary (UDB) in areas designated Residential Communities, with the exception of Estate Density and Low Density; Business and Office; and Office/Residential, provided that these areas are located in:

1. "Neighborhood activity nodes" of 40 gross acres which, as shown in Figure 2 of the Land Use Element, Generalized Neighborhood Development Pattern, are located at the intersections of section line roads; or
2. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map; or
3. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners.

STAFF CONCLUSIONS

The Department of Planning and Zoning does not support the proposed small-scale Land Use Plan (LUP) map amendment to redesignate the subject property from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) to "Business and Office" Staff is recommending that the property be redesignated to "Office/Residential" instead of "Business and Office." Therefore, staff recommends **ADOPTION WITH CHANGE** of the proposed small-scale based on the following considerations.

1. The proposed amendment would not conform with the "Guidelines for Urban Form" as conceptualized in the CDMP. The theoretical SW 97 Avenue does not meet the requirements of a typical section line road in that it does not provide a physical boundary (Guideline 1). The C-100 canal that abuts the property to the north does not have a bridge over it to allow continuity of the roadway and is therefore, a natural barrier to the application site. Furthermore, the segment of the SW 97 Avenue in the residential neighborhood north of C-100 canal is a two-lane roadway, which is not envisioned to connect to SW 152 Street or continue across and into the active Coral Reef Golf Course to the south. In late 2005 as noted earlier, the residential neighborhood across the canal strongly opposed a rezoning application from Coral Reef Drive Land Development, LLC (formerly known as Irwin Potash, et al) to construct some town-homes and single-family houses involving the construction of a bridge over the C-100 canal in order to extend the theoretical SW 97 Avenue to SW 152 Street. The intersection of theoretical SW 97 Avenue and SW 152 Street is, therefore, not an appropriate location for a commercial activity node. (Guideline 4). Not only would such proposal be premature, there is no opportunity for the roadway to pass through the Coral Reef Golf Course in order to become a collector roadway.
2. The requested designation would not be compatible with the Land Use Plan (LUP) map designations of the surrounding properties due to the retail commercial land uses associated with "Business and Office" designation. The

proposed designation will not be compatible with the surrounding residential land uses because of factors such as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, etc, all of which are characteristic of commercial development. Therefore, approval of the application as proposed would not protect these existing neighborhoods by intrusion of commercial uses that would disrupt or degrade the health, safety, tranquility, character and overall welfare of the residential neighborhood.

As noted earlier, the area north of the property, after the canal C-100, is a residential neighborhood; the area east of the property is a vacant property designated Office/Residential; south is the Coral Reef Golf Course designated Parks and Recreation; and west is designated Low Density Residential (2.5 to 6 dwelling units per gross acre). Although designated Low Density Residential, the surrounding property to the west contains some active institutional developments including Coral Reef Nursing Home and Coral Reef High School, all fronting SW 152 Street.

A redesignation of the application site as "Office/Residential" would be more compatible with the surrounding areas especially the adjacent property east of the application site than the requested "Business and Office". The applicant owns this adjacent property also, which is designated Office/Residential currently. Based on a rezoning application in late 2005 by the same applicant (still pending), he wants to develop both sites together for residential homes. Further east of the application site is the Jackson South Hospital and the County's Coral Reef Library. The Office/Residential designation would permit the same land uses (mainly professional and clerical offices, hotels, motels and residential) as in Business and Office except for the retail commercial development. However, limited commercial development on the ground floor of a vertical mixed-use project could occur in area designated as "Office/Residential" if the site of the mixed-use building is within 660 feet of Coral Reef Drive.

3. The area has deficiency in commercial vacant land supply. The remaining Minor Statistical Area (MSA) containing the application site MSA 5.8, is expected to be depleted in 2009. However no need exists for additional commercial development at this location or the application site. Currently, there is ample existing commercial development as well as vacant land within close proximity to the application site, approximately $\frac{1}{4}$ of a mile on US 1 east of the property, which serves the commercial needs of the nearby hospital and other institutional developments around the hospital.

By this location, access to the property is limited only from SW 152 Street. The area does not have a deficiency in residential vacant land. If the application is approved, the depletion year for both single-family and multi-family will be 2017.

4. The CDMP encourages transit-oriented development that is located within a $\frac{1}{4}$ mile of a bus stop for a route, which has a headway of 20 minutes during peak

periods. Metrobus Route 252 (Coral Reef MAX), which stops near the application site at SW 152 Street and SW 99 Court, does operate at this frequency during peak periods. The proposed redesignation of "Business and Office" or the Department's recommendation of "Office/Residential" are more supportive of transit ridership than the current designation of "Low Density Residential".

5. The application would have minimal or no impacts on public facilities and services such as potable water, sanitary sewer, parks, or roadways.
6. There are no impacts on any environmental or historic resources.

Staff Modification:

The staff recommendation for Office/Residential could yield the same results as the residential and office scenarios but would not allow retail commercial development except in a mixed-use structure within 660 feet of Coral Reef Drive. This recommended designation would not only be compatible with surrounding LUP map designations and potential land development but would provide for a more reasonable use of the application site considering the future development trends of the surrounding areas, especially along SW 152 Street. Approval of the application with the change recommended by staff would provide the applicant the opportunity to develop the site more compatibly with the surrounding areas, and be consistent with the CDMP goals, objectives, policies and concepts listed below.

Consistency with CDMP Goals, Objectives, Policies and Concepts:

The proposed application will impede the following goals, objectives policies and concepts of the CDMP.

- Policy LU-1G: Business development preferably placed in clusters or nodes of major roadway intersections, not in continuous strips or as isolated spots;
- Policy LU-4A: Factors to evaluate compatibility among proximate land uses;
- Policy LU-4C: Neighborhood protected from disrupted or degrading; and
- Policy LU-8E(iii): Compatibility with abutting and nearby land uses and protection of the character of established neighborhoods.

The proposed application will further the following goals, objectives, policies and concepts of the CDMP:

- Policy LU-1D: County to seek to facilitate planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic;
- Policy LU-1F: Promote housing diversity and avoid creation of monotonous developments

- Policy LU-4D: Potentially incompatible uses permitted with design
- Policy LU-8B: Distribution of neighborhood or community-serving retail sales uses and professional offices to reflect spatial distribution of the residential population

APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Fiscal Impact Analysis

Appendix F Proposed Declaration of Restrictions

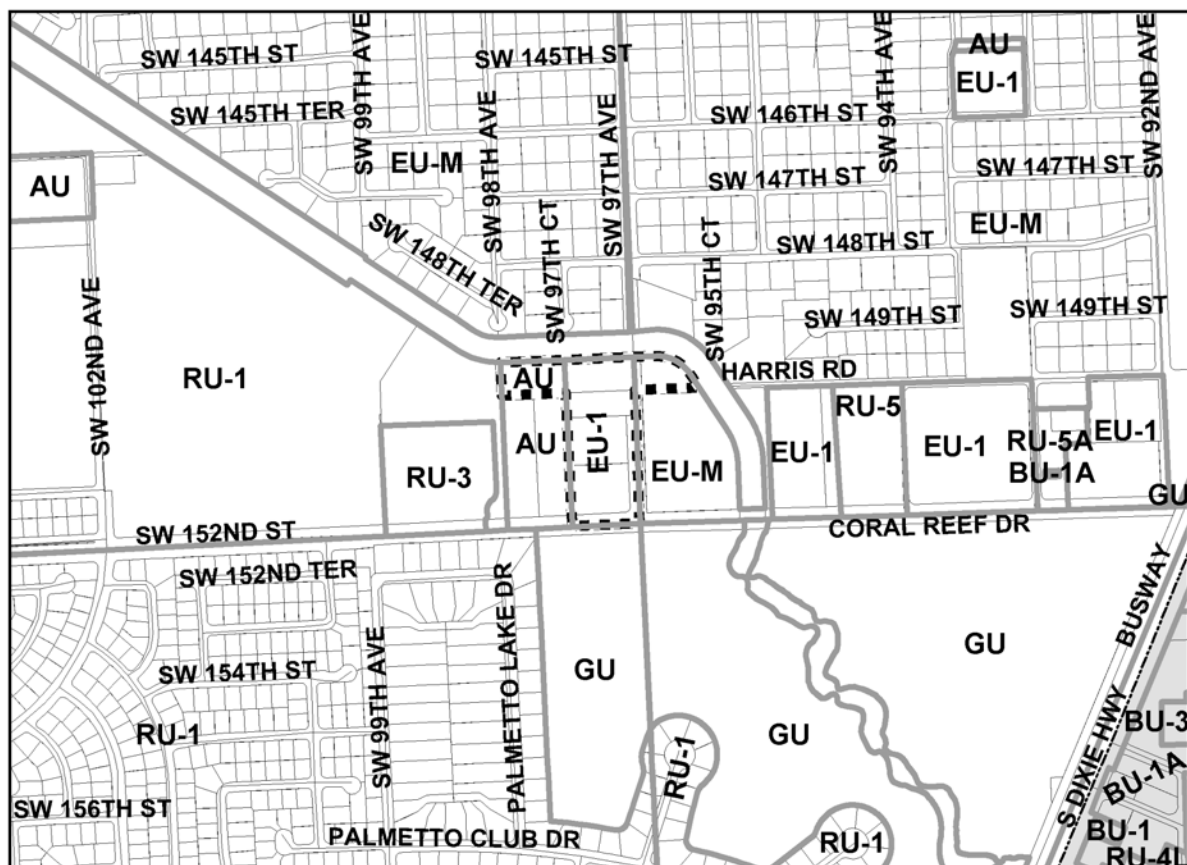
Appendix G Photos of Site and Surroundings (from site visit)

APPENDIX A

Map Series

AERIAL PHOTO: APPLICATION NO. 7

APPLICATION NO. 7 CURRENT ZONING MAP



APPLICATION AREA



UNINCORPORATED MIAMI-DADE



PALMETTO BAY

MIAMI-DADE ZONING DISTRICTS

GU INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY

AU AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1 SINGLE FAMILY RESIDENTIAL 7,500 SQ. FT. NET
RU-3 FOUR UNIT APARTMENT 7,500 SQ. FT. NET
RU-4L LIMITED APARTMENTS HOUSE 23 UNITS / NET ACRE
RU-5 SEMI-PROFESSIONAL OFFICES & APARTMENTS
RU-5A SEMI-PROFESSIONAL OFFICE 10,000 SQ. FT. NET
BU-1 BUSINESS - NEIGHBORHOOD

MIAMI-DADE ZONING DISTRICTS (Cont'd)

BU-1A BUSINESS - LIMITED
BU-3 BUSINESS - LIBERAL (WHOLESALE) INCLUDES MECHANIC GARAGE AND USED CAR LOTS
EU-1 ESTATES 1 FAMILY 1 ACRE GROSS
EU-M ESTATES MOD.1 FAMILY 15,000 SQ. FT. NET

0 0.05 0.1 0.2

Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, JULY 2006

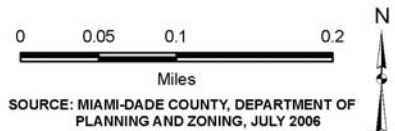


APPLICATION NO. 7 EXISTING LAND USE



LEGEND

-  APPLICATION AREA
- EXISTING LAND USE**
-  SINGLE-FAMILY
-  INSTITUTIONAL
-  STREETS, ROADS, EXPRESSWAYS, RAMPS
-  PARKS, PRESERVES, CONSERVATION AREAS
-  VACANT, GOVERNMENT OWNED
-  VACANT UNPROTECTED
-  CANAL RIGHT-OF-WAY
-  INLAND WATERS



APPLICATION NO. 7 CDMP LAND USE PLAN



LEGEND



APPLICATION AREA

CDMP LAND USE

- RESIDENTIAL COMMUNITIES
 - ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
 - LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATIONS
- PARKS AND RECREATION
- WATER
- MAJOR ROADWAYS (3 OR MORE LANES)
- CANAL

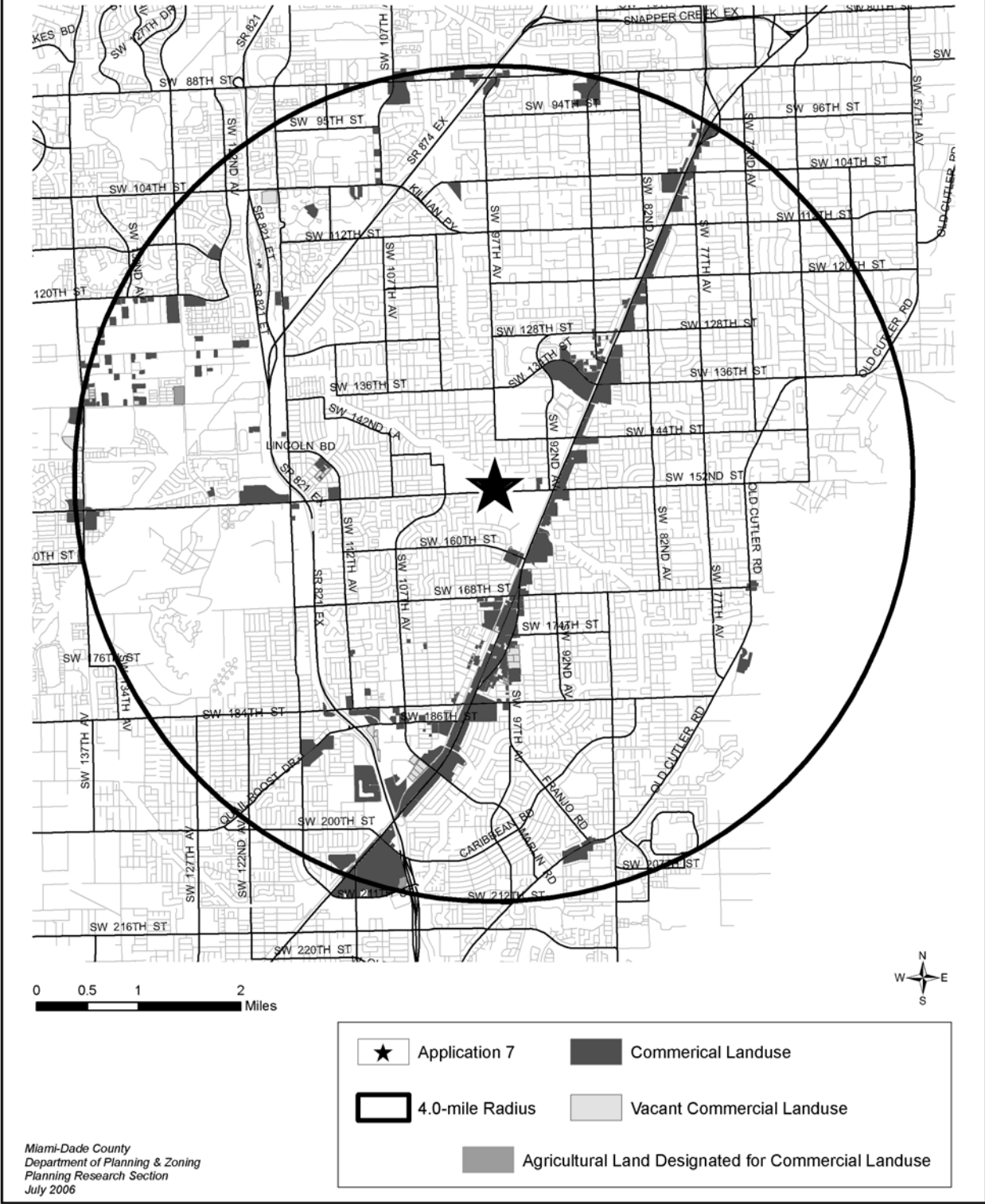
NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, AUGUST 2006



TRADE AREA MAP: APPLICATION NO.7



APPENDIX B

Amendment Application

**APPLICATION FOR A SMALL-SCALE AMENDMENT TO
THE LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Coral Reef Drive Land Development, LLC
9155 S. Dadeland Boulevard
Suite 1810
Miami, Florida 33156

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500

By: _____

Juan J. Mayol, Jr., Esq.

4-27-06

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map (Item A.1(d) in the fee schedule) is requested. Coral Reef Drive Land Development, LLC (the "Applicant") is requesting a change in the property's designation from "Low Density Residential" to "Business and Office." In addition, the Applicant requests expedited processing and review of the application as a "small-scale" amendment, as defined in Section 163.3187(1)(c)(1), Florida Statutes.

B. Description of Subject Area.

The subject property consists of approximately 8.9 gross acres of land located in Section 20, Township 55, Range 40 and Section 21, Township 55, Range 40, in unincorporated Miami-Dade County, Florida. Of the total acreage, the Applicant owns 7.23 acres. The balance of the land in the application, or 1.67 acres, is owned by Shay of Miami, Inc. The property, located on the north side of SW 152nd Street and along both sides of SW 97th Avenue, is more specifically described in Exhibit "A" to this application (the "Property").

C. Acreage.

Subject application area: ±8.90 acres (gross)
Acreage owned by applicants: ±7.23 acres (gross)

7.83 net

D. Requested Changes.

1. It is requested that the Property be re-designated on the Land Use Plan map from "Low Density Residential" to "Business and Office."
2. It is also requested that the application be processed as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Low Density Residential" to "Business and Office." The Property is located on the northwest corner of the future intersection of two section line road, SW 152nd Street and SW 97th Avenue. The Property consists of approximately 8.9 gross acres. The Applicant also owns the 6.882 acre parcel of land adjacent to the Property on the east side of SW 97th Avenue. The Applicant intends to develop both the Property and the adjacent parcel, which is designated for Office and Residential development, with offices and other uses that would be supportive and complementary of the nearby Jackson South facility. The Property which is currently undeveloped, is bounded by a canal to the north. A public golf course is located across the street on the south side of Coral Reef Drive.

Because of its location at the intersection of two section line roads, the Property is ideally suited for office and retail development. The CDMP Land Use Element allocates those areas located at intersections of section line roads as focal points of activity; activity nodes. See Land Use Element at Pg. I-21. The CDMP calls for activity nodes to be occupied by neighborhood and community serving uses.

The Property is located within the South-Central Tier of the County and, more specifically, it is located within Minor Statistical Area 5.8 (the "MSA"). At the current rate of growth in Miami-Dade County, the existing available commercial land specifically designated "Business and Office" in the MSA is projected to be depleted in 2008. See Initial Recommendations October 2005 Applications to Amend the Comprehensive Development Master Plan, Pg. 2-22. There is thus an immediate need for an additional supply of commercial land in the MSA. The Property would best serve the community designated as "Business and Office" in order to provide the full range of business and office services based on its location and compatibility with the adjacent uses.

Approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 4D: Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements. (Business and Office/Commercial)

LAND USE POLICY 8B: Distribution of neighborhood or community serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic, and physical considerations. (Business and Office/Commercial).

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems. (Energy Efficiency/Conservation).

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic. (Mixed Use).

LAND USE POLICY 1H: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways. (Urban Form)

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

EXHIBIT "A"

Legal Description:

The NE. 1/4, of the SE. 1/4, of the SE. 1/4 lying South of Canal C-100 R/W, Section 20, Township 55 South, Range 40 East, Dade County, Florida.

The North 129 feet, of the East 1/2, of the SE. 1/4, of the SE. 1/4, of the SE. 1/4 of Section 20, Township 55 South, Range 40 East subject to dedication of the East 40 feet thereof. (O.R.B. 16849, Pg. 4211)

And;

Tract "A", of "JACADAMA TRACT", according to the Plat thereof, as Recorded In plat Book 119, at Page 81, of the Public Records of Miami Dade County, Florida.

Said lands lying and being in Miami-Dade County, Florida.
Containing 302,966 square feet, 2.96 Acres more or less.

And;

In addition that Portion of the SW. 1/4, of the NW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dade County, Florida; Lying South and West of Canal C-100; less the West 35 feet thereof.

EXHIBIT "C"

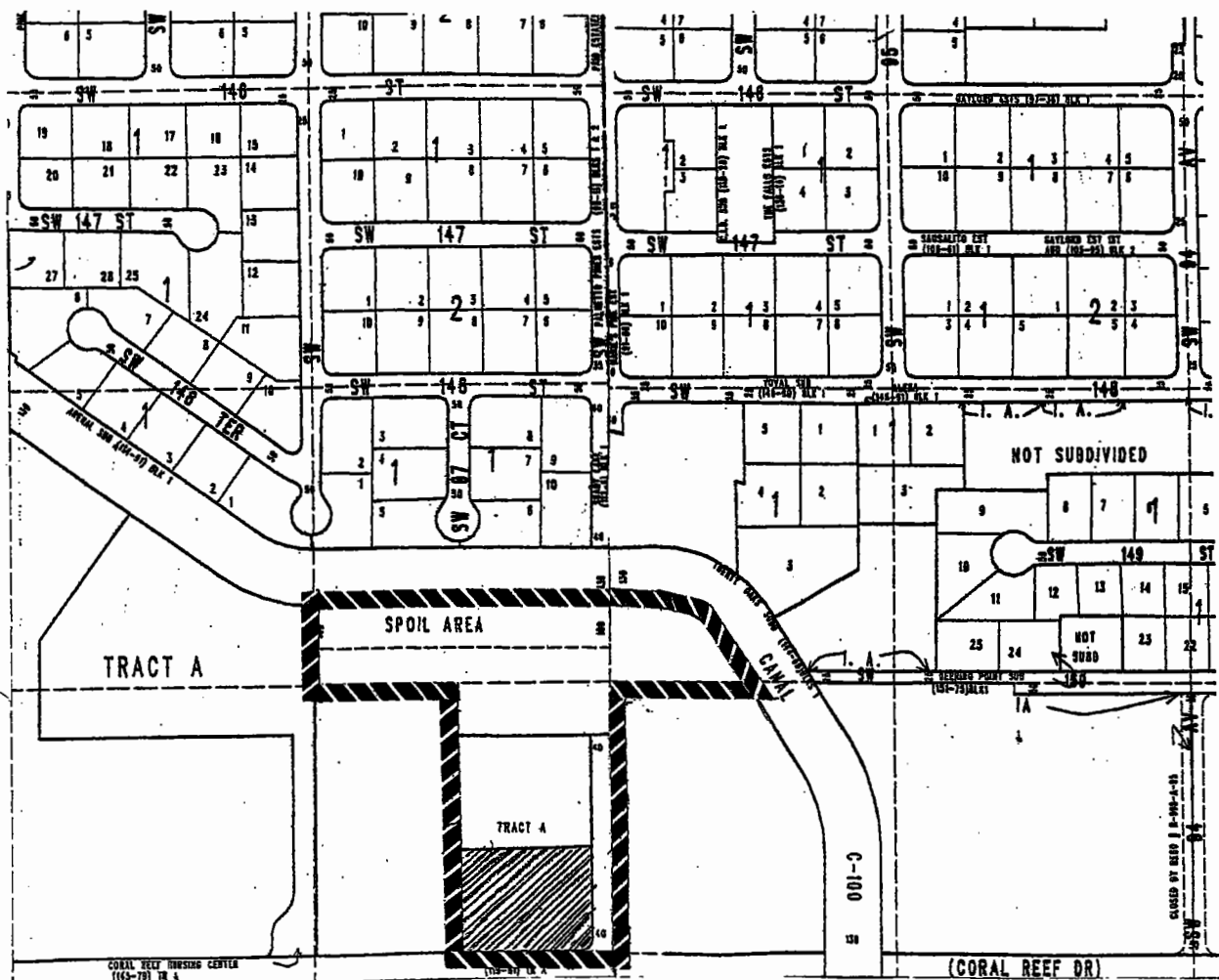
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

Coral Reef Drive Land Development, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately 8.9 gross acres of land located in Section 20, Township 55, Range 40, and Section 21, Township 55, Range 40, in unincorporated Miami-Dade County, Florida. Of the total acreage, the Applicant owns 7.23 acres. The balance of the land in the application, or 1.67 acres, is owned by Shay of Miami, Inc. The property, located on the north side of SW 152nd Street and along both sides of SW 97th Avenue, is more specifically described in Exhibit "A" to this application (the "Property").



The +/-1.67 acre shaded area is not owned by the Applicant. This parcel is owned by Shay of Miami, Inc.

APPENDIX C

Miami-Dade County Public Schools Analysis



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Rudolph F. Crew, Ed.D.

Chief Facilities Officer

Rose Diamond

Planning Officer

Ana Rijo-Conde, AICP

July 10, 2006

Miami-Dade County School Board

Agustin J. Barrera, Chair

Perla Tabares Hantman, Vice Chair

Frank J. Bolaños

Evelyn Langlieb Greer

Dr. Robert B. Ingram

Dr. Martin Karp

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Ms. Diane O'Quinn-Williams, Director
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Re: Land Use Amendments
April 2006 Cycle
(Applications No. 1-16)**

Dear Ms. O'Quinn-Williams:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced applications. Please note that land use amendments 6, 10 and 16 will not generate additional student impact to the District; and the schools impacted by land use amendments 2 and 3 do not meet the review threshold. However, land use amendments proposed in applications 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 will generate an additional student impact to the District (see attached analyses).

Please note that some of the impacted school facilities for Amendments 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 meet the referenced review threshold. As such, it is our recommendation that dialogue between the District and the applicants take place as it relates specifically to public schools in the affected area that meet the review threshold. The District will keep the County apprised if such dialogue takes place with respective applicants.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132

305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Diane O'Quinn-Williams
July 10, 2006
Page Two

Also, attached is a list of approved Charter School Facilities which may provide relief on a countywide basis.

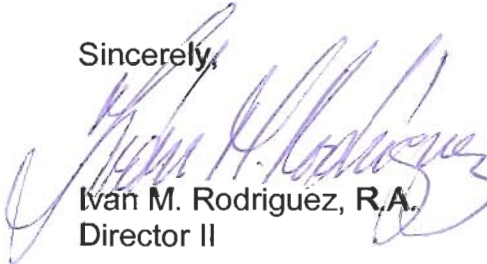
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance, the proposed developments, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) +
\$600.00 (Base Fee) + 2% administrative fee = Educational Facilities
Impact fee

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending land use amendment applications. Rather it is an attempt to provide relevant information to the Planning Advisory Board, Community Councils and Miami-Dade County Board of County Commissioners on public schools that will likely serve the proposed developments and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.
Director II

IMR:ir
L001
Attachments

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Ms. Vivian Villaamil
Ms. Patricia Good
Ms. Helen Brown

SCHOOL IMPACT REVIEW ANALYSIS

July 5, 2006

APPLICATION: No. 7, Coral Reef Drive Land Development LLC

REQUEST: Change Land Use from Low Density Residential (2.5 to 6 DU/acre) to Business and Office

ACRES: ± 8.9 acres

LOCATION: Approximately north side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue; the northern boundary is adjacent to the C100 canal

**MSA/
MULTIPLIER:** 5.8 / .72 Single-Family (SF) Detached and .73 Single-Family (SF) Attached

NUMBER OF UNITS:	62 additional units	Proposed Land Use 115 SF Attached	Existing Land Use 53 SF Detached
ESTIMATED STUDENT POPULATION:	46	84 students	38 students
ELEMENTARY:	22		
MIDDLE:	10		
SENIOR HIGH:	14		

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Colonial Drive Elementary – 10755 SW 160 Street

MIDDLE: Richmond Heights Middle – 15015 SW 103 Avenue

SENIOR: Miami Killian Senior High – 10655 SW 97 Avenue

All schools are located in Regional Center V and VI.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
Colonial Drive Elementary	358	460	78%	0	78%	380
	380 *		83%		83%	
Richmond Heights Middle	1,331	1,125	118%	178	102%	1,571
	1,341 *		119%		103%	
Miami Killian Senior	3,829	2,323	165%	238	150%	3,913
	3,842 *		165%		150%	

*Student population increase as a result of the proposed development

**Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, Miami Killian Senior High School meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005)

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Classroom Addition at Miami Killian Senior High (875 student stations)	Construction	2007 School Opening
State School "YYY-1" (Miami Palmetto / Miami Killian Senior High schools relief) (1,613 student stations)	Planning	2009 School Opening

Proposed Relief Schools

<u>School</u>	<u>Funding year</u>
N/A	

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	460
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1,125
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4,811

OPERATING COSTS: Accounting to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$301,254.

CAPITAL COSTS: Based on the State's July 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet review threshold
MIDDLE	Does not meet review threshold
SENIOR HIGH	14 x 25,366 = \$355,124
Total Potential Capital Cost	\$355,124

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

APPENDIX D

Applicant's Traffic Study

Not required for a small-scale amendment

APPENDIX E

Fiscal Impact Analysis

FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 7 to amend the Comprehensive Development Master Plan (CDMP) from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative impact the costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

The agencies used various methodologies to make their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants; federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates

Solid Waste Services

Concurrency

Since the DSWM assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds that standard by nearly four (4) years.

Residential Collection and Disposal Service

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charges to the user. Currently, that fee is \$399 per residential unit. For a residential dumpster, the current fee is \$308. The average residential unit currently generates approximately 3.0 tons of waste annually, which includes garbage, trash and recycled waste.

As reported in March 2005 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2004, the full cost per unit of providing waste Collection Service was \$370 including disposal and other Collections services such as, illegal dumping clean-up and code enforcement. .

Waste Disposal Capacity and Service

The incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities are paid for by the users. The DSWM charges a disposal tipping fee at a contract rate of \$53.65 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$70.75. These rates adjust annually with the Consumer Price Index, South. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail and wholesale customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Assuming Application No. 7 is built at the maximum residential density of 13 dwelling units per gross acre (the use allowed under the proposed redesignation of Business and Office that would generate the greatest water and sewer demand), the fees paid by the developer would be \$39,963 for water impact fee, \$161,000 for sewer impact fee, \$1,300 per unit for connection fee, and \$23,090 for annual operating and maintenance costs based on approved figures through September 30, 2005.

Flood Protection

The Department of Environmental Regulation Management (DERM) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible of providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development.

The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of April 2006 cycle

Application No. 7

the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

Application No. 7 will result in 46 additional students, thus, increasing operating costs by \$301,254 and capital costs by \$355,124.

APPENDIX F

Proposed Declaration of Restrictions

No covenants have been proffered for the subject property as of July 28, 2006.

APPENDIX G

Photos of Application Site and Surroundings



Small Fry Nursery: developed southern portion of property.



Theoretical SW 197 Avenue east of subject site.



Coral Reef Golf Course: south of property across SW 152 Street.



Coral Reef Nursing Home northwest of site.